

Minutes of the Suffield Economic Development Commission
February 19, 2015 – Town Hall – 8:30 a.m.

Members present: Howard Orr, Roger Tracy, Gloria Smith, Lynda Monetfusco
Absent: Susan Thorner, Caroline D'Otreppe, Brian Banak
Also present: EDC Director Patrick McMahon
Guests Krystal Holmes, Bridge Street School Ad Hoc Committee Report and Eric Pease,
Indoor and outdoor facilities, New England Sports Complex

Chairman Howard Orr called the meeting to order at 8:32 a.m.

Minutes: Mr. Tracy moved to approve the minutes of the January 15, 2015 meeting; Ms. Smith seconded. The minutes were approved by unanimous vote.

Bridge Street School Ad Hoc Committee

Krystal Holmes, Bridge Street School Ad Hoc Committee Report, presented the final report to the EDC. She distributed hard copies of the 49 page report. The report stated that the ad hoc committee's mission was to investigate and formulate a plan to repurpose the BBS building into a community center and it is the recommendation of the ad hoc committee to renovate and construct an addition to the existing BBS building for use as a community center. It noted that the renovation and addition of a full size gym is nearly half as expensive as new construction. The ad hoc committee has concluded that we can repurpose and existing building to meet the community's need and desire for a community center, and yes we can afford and sustain this service. The Committee has created a conservative business plan that lays out the framework of how the P&R department could successfully operate the building. The ad hoc committee will report to the Board of Finance with a conservative business plan of how the Town could afford to bond the estimated cost of the renovation and addition (\$8,300,000) for a total building size of 23,180 sq. ft. The Board of Selectmen accepted the committee's final report.

Mr. Orr thanked Ms. Holmes for the report and noted EDC's appreciation for the work of the subcommittee.

Light Industrial Development -presentation of the business plan for New England Sports Complex

Mr. Eric Pease, co owner with Mr. Jason Bradly, was present and presented a detailed business plan for a proposed New England Sports Complex. This facility will be 60,000 square feet with the following amenities: 1: Two full sized youth Softball/Baseball fields (can convert to 1 adult field), 2. Six Batting/Pitching lanes with Softball/Baseball machines and mounds and 3. Entire facility will be artificial turf which will allow for other sports. He reviewed briefly the funding necessary and their market strategy. He noted that the facility will include a 200 feet by 300 feet bubble or dome. He distributed a 18 page hard copy Business Plan for the New England Sports Complex. Mr. Hawkins noted that this proposal would require a special use permit. Mr. Orr thanked Mr. Pease for his attendance and his presentation.

Director's Report

Mr. McMahon introduced Donna Murphy, representing the Windsor Marketing Group, to the EDC. She noted that WMG had been before the Zoning and Planning Commission for approval of their proposed 80,000 + sq. ft. expansion which was granted but with a condition. The condition was that WMG had to remove the top soil pile and compliance be tied to the C.O. WMG wants to go back to Z & P and ask that the removal of the top soil pile not be tied to the C.O. and that a time limit of 12 -18 months be allowed for the removal of the pile. The expansion project is a multistage operation. After discussion, Ms. Smith moved to support the request of WMG, that Z & P, remove the condition of the approval for WMG, and recommend a time limit of 12-18 months to remove its soil pile and its compliance not be tied to the C.O. Mr. Tracy seconded. The motion was approved by unanimous vote.

Ffyer Place – The Town Meeting approved the two road easements needed for the renovation of Ffyer Place and would also allow CVS to proceed with its new building.

Mr. McMahon noted that there is commercial and viable interest in the Kogut property located across from the Spaulding School.

The meeting was adjourned at 9:50 a.m.

Respectfully submitted, Bobbie C. Kling, Secretary EDC.Minutes.Feb.19.2015